

**BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES**

Date: July 18, 2013

Meeting No.: 169

Project: 325 W. Baltimore Street

Phase: Schematic

Location: Downtown Baltimore

PRESENTATION:

Rich Burns, Design Consultant, (after having been recused as a panelist) acting in concert with Curry Architects for Developer David S. Brown Enterprises, Ltd described the proposed development. The project, a 30 storey mixed use building is located within the 300 block of West Baltimore Street on a parcel composed of five existing properties backing onto Redwood Street. The three central properties have previously been demolished while the remaining two consists of an abandoned 4-5 story commercial building on the western end and an existing parking structure (of 4levels) on the east. The existing westernmost building at 327 Baltimore St will be demolished to accommodate an efficient and workable parking layout, creating a new adjacency with the historically notable Abell building which faces S. Eutaw Street and extends from Baltimore to Redwood Streets.

Information regarding historical significance and adjacencies were presented as well as alternate massing approaches and details of the proposed 530,555 square feet building program.

The proposed building, organized around a central core, is composed of three major components: a lower nine level section accommodates ground floor entrances/retail and services as well as a 404 car parking garage topped by four levels of office space utilizing most of the entire available footprint. Above that, a seventeen to eighteen level slimmer residential tower is planned, (oriented on a north-south axis) which accommodates approximately 227 one and two-bedroom units. Additionally, two rooftop terraces will provide landscaped amenity for the residents. The final rooftop, as currently proposed, would allow for mechanical equipment as well as an array of solar collector panels in a “saw-tooth” configuration. The preliminary material palette consists of terra cotta/metal panels and glass curtain walls.

COMMENTS FROM THE PANEL:

The Panel members complimented the designer on the thoroughness of the presentation and were generally positive and supportive of the project as proposed. The building’s massing, responses to adjacent structures and the layering of the façade elements were very well received. However, some concerns were voiced suggesting further development and/or restudy, as follows:

- a. **Ground level expression** – the general feeling was that the ground level required a taller and more distinguished expression. Suggestions ranged from simply introducing more height to the ‘base’ also recessing the glass storefront plane to create a stronger shadowline expression.
- b. **Balconies/Penthouse** – Although the relief and residential detail introduced by the balconies was welcomed in calling attention to the corners of the tower building, they appeared too inconsequential in size and number to carry the design intent. To take more advantage of the tower’s height, it was suggested that the top floors of the

- building might be the preferred location for premier penthouse units with personal exterior spaces and dramatic views.
- c. **Office component expression**– Although the plain glass curtain wall expression on a portion of the office component serves as a simple backdrop for the Abell Building, it was suggested that the elimination (or restudy) of this feature might simplify the building's overall design and allow for a more cohesive expression.
 - d. **Rooftop Form** – the panel is encouraged by the use of solar collector panels as a design motif /influence for the rooftop expression, although a lighter more structural approach was suggested.

PANEL ACTION:

Recommend approval of Schematic Phase with comments.

Attending:

Skip Antonucci – David S. Brown Enterprises Ltd.

Ryan Rumboa, Shellie Curry, Laura Swartz, Aaron Thom, Steve Parsons- Curry Architects

Rich Burns – R T Burns Designs

Steve Warfield – Matis Warfield

Kevin Litten – BBJ

Caroline Hecker – RMG

Steve Kilar – Baltimore Sun

Brian Greenan – Mayor's Office

Kirby Fowler – Downtown Partnership

Ms. Jones Allen, Messrs. Bowden,* & Haresign - UDARP Panel Members

Tom Stosur, Anthony Cataldo, Christina Gaymon, Lauren Schizick –Planning Department